

TCP \$
Drainage \$
SIF\$
Inspection \$

#410922-0

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Building Address 707 Horizon Dr.  
 Parcel No. 2701-363-27-007  
 Subdivision Applebee's  
 Filing Lot 3, Applebee's Subdivision, Sec. 3 1/2 - 1-N-11W

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name 707 on the Horizon, LLC  
 Address 2454 Patterson - Ste 210  
 City / State / Zip Grand Jct. Co.

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Perspectives Man. Svcs. LLC.  
 Address 424 Marianne Dr.  
 City / State / Zip Grand Jct. 81504  
 Telephone 970-985-6504

\* FOR CHANGE OF USE:  
 \*Existing Use: Restaurant  
 \*Proposed Use: Restaurant  
 Estimated Remodeling Cost \$ ~~35,000~~ 7,500<sup>00</sup>  
 Current Fair Market Value of Structure \$ 331,600.00

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: <u>approved per plan</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5/11/10  
 Planning Approval Wayleen Henderson Date 5-11-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Remodel only</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-11-10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)